

# **CHADDS FORD TOWNSHIP**

Chadds Ford, PA

## **Minutes – Planning Commission**

January 31, 2001

The Planning Commission of Chadds Ford Township met in the Township Building on Wednesday, January 31, 2001. The meeting was called to order at 7:40 P.M. Present were William Taylor, Maurice Todd and Fred Reiter. Also present was James C. Kelly of Kelly Engineers.

Mr. Todd motioned, Mr. Reiter seconded, and the Planning Commission approved the Minutes of the December 27, 2000, meeting.

### **Public Comment - none**

### ***Open Space Ordinance***

Mr. Todd asked Mr. Kelly if he has reviewed the proposed amendments to our Ordinances prepared by the Open Space Committee. Mr. Kelly has not yet seen these amendments. Mr. Todd stated that he is satisfied with the concept; however, he feels a detailed review is needed. The Planning Commission endorses the efforts of the Open Space Committee and recommended that the Board of Supervisors consider adoption of the proposed changes to our Ordinance pending completion of a detailed review by our Engineer.

WaWa at Dilworthtown Road – Representing this Applicant were Jeffrey Sommer, Esquire; Ron Klaus, Engineer; and E. June Spring, WaWa. Throughout discussion of Kelly Engineers' January 29, 2001, review letter, Mr. Sommer explained that many items will be variance requests from the Zoning Hearing Board. Our Solicitor will determine if Conditional Use will be required. Mr. Sommer will prepare an Agreement between Thornbury Township, Chadds Ford Township, and WaWa for maintenance of the stormwater management facilities on this site. Outstanding sewer and potable water issues must be resolved before re-submission of this plan. Mr. Todd expressed that it was his opinion that the Planning Commission would not support a request for larger signage.

Bancroft Homes – Representing this Applicant, John Mullin of Regester Associates, explained that this plan has been revised showing all five lots accessing from an 18-foot private drive. Mr. Mullin commented on items in Kelly Engineers' January 30, 2001, review letter. Mr. Jensen suggested that Mr. Mullin look at the possibility of adding capacity to the basin thereby reducing runoff into the stream. This plan will be revised and re-submitted.

The meeting was adjourned at 9:45 P.M.

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Gail G. Force, Secretary

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